



## **Meeting Summary**

### **Comprehensive Plan Community Agenda Presentation**

<u>Date of Meeting</u>	May 29, 2007
<u>Location</u>	Carrollton Public Safety Building
<u>In attendance</u>	Casey Coleman, City Manager Tim Grizzard, Assistant City Manager Charles Griffin, City Planner Lee Walton, Consultant Approximately 25 members of the public

#### Agenda

#### **6:00 pm**

1. Introduction - Who Creates the Comprehensive Plan?
2. The process and where we are now
3. Community Agenda
  - Vision Statement
  - Policies
  - Future Development Map
4. Short Term Work Program (STWP)
5. Next Steps
6. Adjourn

#### Meeting Summary

At 6:05 PM, City Planner, Charles Griffin, kicked off the meeting with introductions.

Charles then began with the purpose of the meeting and gave a brief overview of those involved in the planning process. Charles summarized the various community wide meeting held throughout 2006 and the goals of each meeting. Charles mentioned the involvement of the Comprehensive Plan Steering Committee and their role in developing the Community Vision and Policies section of the Community Agenda. Charles also mentioned the Planning & Zoning Commission's involvement in developing the Future Development and Land Use Map during various meetings held in 2006 and 2007.

Charles then led the group through a Power Point Presentation. The presentation included a discussion on the various steps of the planning process, who has participated thus far, and what has been accomplished (the presentation can be found below).



Charles then led the group on a discussion surrounding the draft Community Agenda. Charles presented the Community Vision, the Policies, and then finally the Short Term Work Program. Throughout, several in attendance made comments and suggestions, to include:

- Need for programs aimed at transitioning those in Section 8 housing into home owners.
- Consideration for rental housing versus home ownership
- Need for public transportation
- The need for balanced east/west growth and development

Charles Griffin then spoke about the overall schedule and what to expect over the next few months. Charles stated the meeting would be summarized and posted on the city's website. Charles also stated the information would collected during the meeting would be added to the Community Agenda and then posted on the city's website

Charles concluded the meeting by stating the Community Agenda would be left on the city's website for the next few months to allow everyone to view and comment on the drafts. After doing so, a public meeting with the Planning and Zoning Commission and then City Council would be necessary

The meeting adjourned at approximately 7:30pm.



## City of Carrollton 10<sup>th</sup> Year Comprehensive Plan Update



5/30/2007



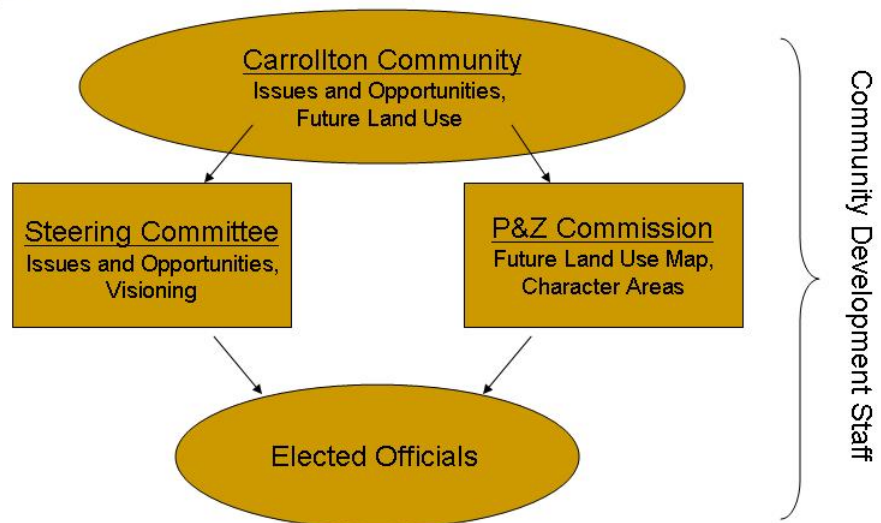
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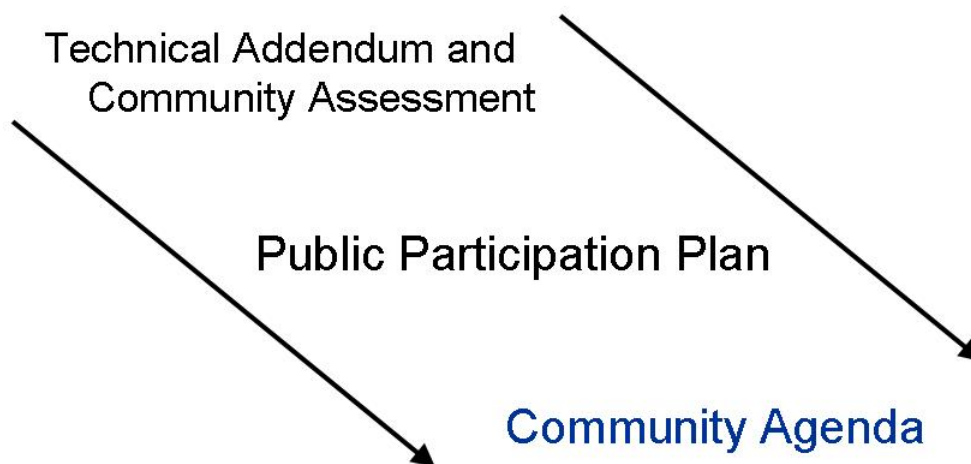
## Who Creates the Comprehensive Plan?



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## The Process



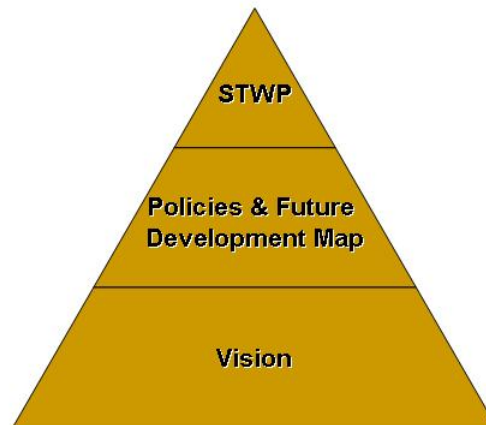
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## Carrollton Comprehensive Plan Update

### Community Agenda

- ☐ Vision
- ☐ Policies & Future Development Map
- ☐ Short Term Work Program



5/30/2007





## Vision Statement (intended to paint a picture of what the community desires to become)

*The vision for Carrollton's future is one of a balanced community where residents and visitors can live, work and play in a safe, attractive and unique environment. Carrollton will preserve and grow from its historic downtown center, maintaining its small-town atmosphere, encouraging a pedestrian-oriented way of life, connecting the community through new pathways and open spaces, and enhancing the sense of place that is derived from the city's history. Carrollton will develop and expand its economy through innovation and investment in education and supportive infrastructure. Carrollton will enhance its cultural richness and diversity through community-building institutions, events and investments. And at all times, the City of Carrollton will promote improvement to the quality of life in the community by fostering a welcoming small-town atmosphere, community-wide economic prosperity, excellent recreational opportunities, a healthy environment with abundant green spaces, and lifelong learning opportunities.*





## Policies –

provides ongoing guidance and direction to local government official for making decisions consistent with achieving the Vision and addressing Community Issues and Opportunities

- ☐ Housing
- ☐ Economic Development
- ☐ Natural and Cultural Resources
- ☐ Facilities and Services
- ☐ Land Use
- ☐ Transportation
- ☐ Intergovernmental Coordination

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## Policies continued— **Economic Development**

### **Issue/Opportunity**

Balance east/west development opportunities

Old Big Box Development

Identify and promote tourism ideas

### **Policy**

Continue to implement the Downtown Master Plan and recommendations of the DCA Quality Growth Resource Team Report for West Carrollton

Encourage Infill Development that is appropriately planned and designed

Promote the unique characteristics of Carrollton to attract specialty shoppers and elevate the public image of Carrollton as a charming small town with a thriving balanced economy

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## Policies continued— Housing

### **Issue/Opportunity**

Greater management control of rental properties

Renewed Code Compliance Enforcement

Emphasis on high quality housing. We are developing unattractive new subdivision

Need for affordable housing for low-middle income families

### **Policy**

Monitor trends in owner/renter percentages or housing units and assess whether or not the City should take actions to counterbalance housing needs.

Preserve stable residential neighborhoods throughout the City with an active program of code enforcement.

Improve the overall quality of housing within Carrollton and ensure that new development meets high quality standards while providing for diversity in housing

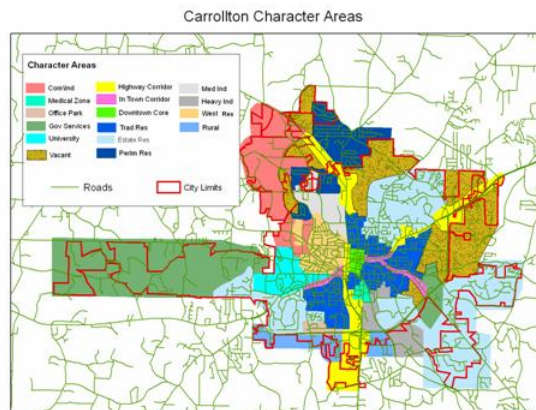
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## Future Development Map – Character Areas

Sixteen Character Areas, each of which acts as a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns

- Commercial/Ind
- Medical Zone
- Office Park
- Gov Services
- University
- Vacant
- Highway Corridor
- In Town Corridor
- Downtown Core

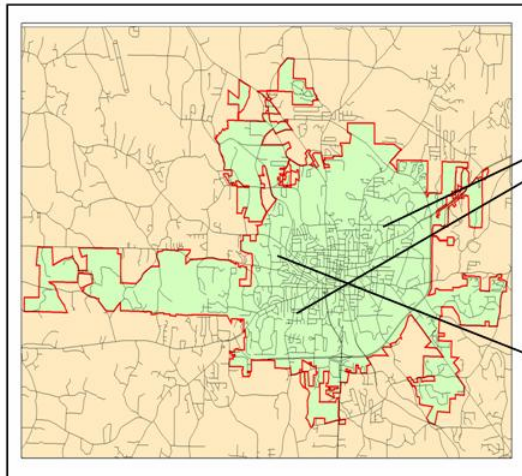


- Traditional Res.
- Estate Res.
- Perimeter Res.
- Medium Ind.
- Heavy Ind.
- West Res.
- Rural

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## Character Areas - Residential



Estate Residential



Residential West



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### **Character Areas continued – West Residential**

an area that has most its original housing stock in place, but housing conditions are worsening due to low rates of homeownership and neglect of property maintenance...

- Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.
- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.
- Strong pedestrian and bicycle connections should also be provided to encourage residents to walk/bike to work, shopping, or other destinations in the area.

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### Short Term Work Program

*Implementation program that lists the specific actions to be undertaken annually by the local government*

Description	Year(s) To Be Implemented	Estimated Cost (\$)	Responsible Party	Possible Funding Sources
<b>Housing</b>				
Identify And Publicize Local, State, Federal, And Private/Non Profit Housing Programs And Incentives To Upgrade Existing Housing Units	2007, 2008, 2009, 2010, 2011	None	Housing Authority	Local Appropriations
MLK Road - Davis Home Demolition Project	2008	300k	Housing Authority	HUD Grant
Child Street - Griffin Home Renovation (central heat and air)	2007-2012 (yearly)	500k/yr	Housing Authority	HUD Grant
Park Lane - Ingram Homes Renovation (Community Center)	2009	300k	Housing Authority	HUD Grant
Dixie At Roop Street - Elder Circle Renovation And Roof Replacement	2010	500k/yr	Housing Authority	HUD Grant
Evaluate Need For Senior And Disabled Persons Housing	2008		Housing Authority	Tax Credit Financing

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## Carrollton Comprehensive Plan Update

### Next Steps

- ☐ Send any comments to Charles Griffin at:  
[cgriffin@carrollton-ga.gov](mailto:cgriffin@carrollton-ga.gov)
- ☐ Edits, Corrections, Amendments to Draft
- ☐ Present to Planning Commission
- ☐ Present to Mayor and City Council – Transmittal Resolution
- ☐ Adoption
- ☐ Implementation

**Thank you !**

5/30/2007